



County of Albemarle
Community Development Department - Planning

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Telephone: (434) 296-5832 ext. 3249

November 4, 2022

LeRoy Yancey
PO Box 299
Batesville VA 22924
lebecstoneycreek@aol.com

Re: SP202200006 Crown Orchard Farm Worker Housing Action Letter

Dear Mr. Yancey,

The Albemarle County Planning Commission, at its meeting on October 25, 2022, recommended approval of the above-noted petition by a vote of 5:0 with the conditions listed below:

1. Development of the use must be in general accord (as determined by the Director of Community Development, or the Director's designee) with the conceptual plan entitled "Crown Orchard Coveseville Seasonal Housing," prepared by Coleman-Adams Construction, Inc., and last revised 07/22/22. To be in general accord with the plan, development must reflect the following major elements:
 - a. Location of the farm-worker housing facility, access road, and parking area shown on the plan, and
 - b. The "Wooded Area To Remain" and "Area for Augmented Screen Plantings" shown on Sheet A102.Minor modifications to the plan that do not conflict with that essential element may be made to ensure compliance with the Zoning Ordinance.
2. Any new outdoor lighting must be only full cut-off fixtures and shielded to reflect light away from all abutting properties.
3. The area designated as "Area for Augmented Screen Plantings" on Sheet A102 of the conceptual plan must be planted with a mix of native deciduous and evergreen tree and shrub species in a naturalistic pattern. A planting plan must be submitted with a Zoning Clearance for County approval. After issuance of the first building permit for the structures, the plantings must be in place per the plan before the first Certificate of Occupancy for the structures, or a performance bond may be posted to guarantee that the plantings will be planted by the next available planting season. Plant species to be used must be listed in the brochure "Native Plants for Conservation, Restoration & Landscaping: Virginia Piedmont Region," published by the Virginia Department of Conservation & Recreation. Planting densities must be a minimum of 3 large trees, 6 medium trees, and 7 shrubs per 100 linear feet of buffer. Large tree species must be a minimum of six feet in height above ground at the time of planting.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,
Scott Clark
Natural Resources Manager

Cc: Crown Orchard Company LP, LLP
PO Box 299
Batesville VA 22924